

TO LET

STUDIO / SHOWROOM / TRADE COUNTER UNIT



APPROX 700FT² (65.03 M²)

BLETCHLEY BUSINESS CAMPUS, 1 BARTON ROAD, BLETCHLEY MK2 3HU



01908 299500
info@clockproperty.co.uk

FRONTAGE UNIT

Bletchley: 2 miles

Central Milton Keynes: 5 miles

Air-conditioning available

Cat V telecoms & IT cabling

Car parking

Leasehold: competitive rents & flexible terms

25 FIRST AVENUE
MILTON KEYNES MK1 1DX

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LOCATION

- Frontage location within popular business campus.
- Approx 2 miles from Bletchley town centre & 5 miles from Milton Keynes.
- Good access to the A5, A421 and M1 (J13 & J14).
- Central Milton Keynes and Bletchley railway stations provide regional & national services.

DESCRIPTION

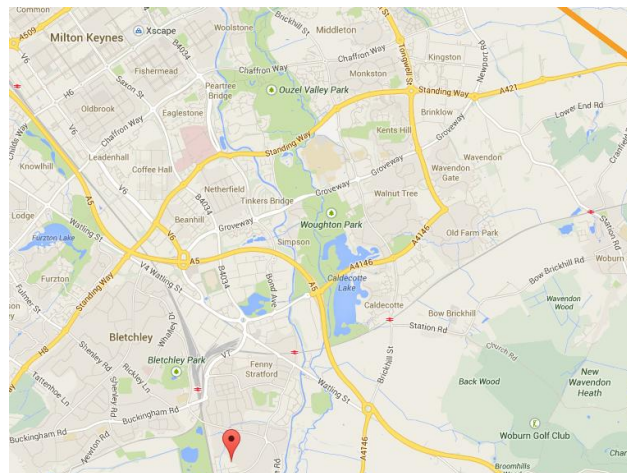
- Modern well-specified ground floor unit with 24 hour access and site CCTV/security.
- Suitable for studio / showroom /trade counter or office use.
- Kitchen provisions & WC facilities available.
- Reception facilities & meeting room availability.
- Cafe on campus.
- Excellent car parking available.

SPECIFICATION

- Cat II lighting.
- Telecoms system availability.
- Air conditioning.
- Perimeter trunking with Cat V cabling.
- Specifications are noted as a guide and may vary depending on unit.

FLOOR AREA (approx gross internal)

- Total: 700 ft² (65.03 m²).
- Other similar units coming soon. Call for forthcoming availability.



TERMS

- **Leasehold:** flexible lease immediately available.
- **Rent:** inclusive monthly payment terms.
- **VAT:** applicable.
- **Occupation:** within 24 hours (subject to availability).

ENERGY PERFORMANCE

- EPC rating: D93.

VIEWING

Jay Raj

01908 299 500

jay.raj@clockproperty.co.uk

